

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to leases; expanding the Director of Finance and Administrative Services' authority to execute leases when the land is used for transitional encampment purposes; amending Section 3.127.020 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.

..body

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 3.127.020 of the Seattle Municipal Code, enacted by Ordinance 123361, is amended as follows:

3.127.020 Authority to execute leases for use by City Departments and agencies.

* * *

C. All leases executed pursuant to the authority of Section 3.127.020 shall conform to the following ~~((requirements))~~ provisions:

1. Rental payments for office space shall not exceed a rate of \$26 per square foot per year and the total square footage leased in any one calendar year shall not exceed 5,000 square feet for such space in any single building or other facility.

2. Rental payments for improved space other than office space shall not exceed \$10 per square foot per year, and the total square footage leased in any one rental agreement in any one calendar year shall not exceed 9,000 square feet for such space in any single building, structure, or other facility.

3. Rental payments for unimproved real estate, or land used for parking or open storage purposes shall not exceed \$6 per square foot per year, and the total square footage leased in any one rental agreement in any one calendar year shall not exceed 18,000 square feet for such space in any single building, structure, or other facility. However, if the unimproved real estate or land is being leased for transitional encampments governed by Section 23.42.054 or Section 23.42.056, the total square footage leased in any one rental agreement in any one calendar year shall not exceed 65,000 square feet, and the price per square foot shall be as negotiated consistent with market rate.

4. The dollar amounts specified in subsections 3.127.020.C.1, 3.127.020.C.2, and 3.127.020.C.3 (~~of this section~~) shall be adjusted annually beginning February 1, 2011 by the percentage change in the annual Consumer Price Index For All Urban Consumers (CPI-U), All Items, Seattle-Tacoma-~~(Bremerton)~~Bellevue, WA Metropolitan Area (1982-84 = 100) for the preceding year as published by the U.S. Department of Labor, Bureau of Labor Statistics, or its successor; provided, that if the Consumer Price Index is discontinued or its base is changed, a comparable index shall be substituted.

5. The department or agency that is to occupy the premises to be leased shall have available to it sufficient funds to pay the Department of Finance and Administrative Services for its anticipated billing for the use of such space during the balance of the current budget year.

1 Jon Grant
2 MO Transitional Encampment Lease Authority ORD
3 D1a

1 Section 2. Any act consistent with the authority of this ordinance
2 taken after its passage and prior to its effective date is ratified and
3 confirmed.

Section 3. This ordinance shall take effect as provided by Seattle
Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of
_____, 2026, and signed by me in open session in
authentication of its passage this _____ day of _____,
2026.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of
_____, 2026.

Katie B. Wilson, Mayor

Filed by me this _____ day of _____, 2026.

Scheereen Dedman, City Clerk

(Seal)